



2010 PROFESSIONAL BUILDING

2010 S ARLINGTON HEIGHTS RD
ARLINGTON HEIGHTS, IL 60005



Under New Ownership! See Our Renovation Details Inside

**FULLY BUILT-OUT
MEDICAL OFFICES
FOR LEASE!**



Your SVN Suburban
NEXT LEVEL TEAM

Olivia Czyzynski
312.676.1862
Fluent in Polish

Caitlin Crawford
847.464.8469

Jennifer Hopkins, MBA
312.676.1865

nextlevelsuburbanchicago@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$13.00 - 17.00 SF/yr (MG)
BUILDING SIZE:	38,534 SF
AVAILABLE SF:	1,235 - 4,144 RSF
YEAR BUILT:	1973
RENOVATED:	2020
ZONING:	B-2
MARKET:	Chicago
SUBMARKET:	Northwest Suburbs
COUNTY:	Cook
TRAFFIC COUNT:	32,300 VPD

PROPERTY OVERVIEW

2010 Professional Building is a three-story medical building with move-in ready, fully built-out medical suites for lease. A variety of square footage ranges are available from 1,235 SF to 4,144 RSF which include a therapy suite, a pediatric suite and two physician's suites. Stairway, ADA-compliant ramp, and elevator service the building. Come join the Nihon Medical Clinic, McNelis Family Eye Care, and our newest tenant, Advanced Gyne-OB Associates!

LOCATION OVERVIEW

Excellent Location! Minutes from Northwest Community Hospital, just to the south of Golf Road, and directly on Arlington Heights Road. Less than half a mile from I-90 Expressway and full interchange. Excellent visibility and primary location within the town. Arlington Heights is a suburb of Chicago and lies 25 miles northwest of Downtown Chicago. The 2010 population was 82,400 and the town is home to the new Chicago Bears Football Stadium.

OLIVIA CZYZYNSKI
O: 312.676.1862
olivia.czyzynski@svn.com

JENNIFER HOPKINS, MBA
O: 312.676.1865
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CAITLIN CRAWFORD
O: 847.464.8469
caitlin.crawford@svn.com

BUILDING HIGHLIGHTS & BUILDING UPGRADES



BUILDING HIGHLIGHTS

- New Owner - motivated to do deals
- Low modified gross rental rates
- Fully built-out medical spaces available
- Great referral system within the building
- Excellent location directly on Arlington Heights Rd. and easily accessible from I-90
- Northwest Community Hospital 2 miles away
- Ample parking
- Comcast high-speed internet

BUILDING UPGRADES

- Exterior and Interior repainting
- New common area flooring
- Parking lot was redone in 2022 including top coating, seal & striping
- New exterior concrete upgrades
- Landscape upgrades
- Enhanced exterior signage directly on Arlington Heights Road
- New roof Spring of 2023
- Building HVAC/Boiler system replaced in 2022

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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	Minimum 3-Year
TOTAL SPACE:	1,235 - 4,144 RSF	LEASE RATE:	\$13.00 - \$17.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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LL Suite 41/45	4,144 SF	Modified Gross	\$13.00 SF/yr	Former therapy office. Multiple larger therapy rooms, multiple private rooms, general office area, 2 private bathrooms, plumbing through-out. This is Lower Level space. Please refer to floor plan in brochure.
Suite 100	1,335 SF	Modified Gross	\$17.00 SF/yr	Waiting room, reception area, 2 exam rooms with sinks, lab area, 2 private offices, break room, storage areas and 1 private bathroom. Please refer to floor plan in brochure.
Suite 200	1,565 SF	Modified Gross	\$17.00 SF/yr	Space will be gutted and available for a full, custom build-out.
Suite 210	2,376 SF	Modified Gross	\$17.00 SF/yr	Former pediatric office. Waiting room, large admin room, 6 exam rooms with sinks, break room, storage closet and 2 private bathrooms.
Suite 219	1,235 SF	Modified Gross	\$17.00 SF/yr	Reception/waiting area, 3 exam rooms with sinks, 2 private offices, kitchen area with private entrance, and a private bathroom. Please refer to floor plan in brochure.
Suite 235	1,742 SF	Modified Gross	\$17.00 SF/yr	Waiting room, admin office, 6 exam rooms, nurse's station, private bathroom. Please refer to floor plan in brochure.

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LL SUITE 41/45 - 4,144 RSF (FORMER THERAPY SUITE)

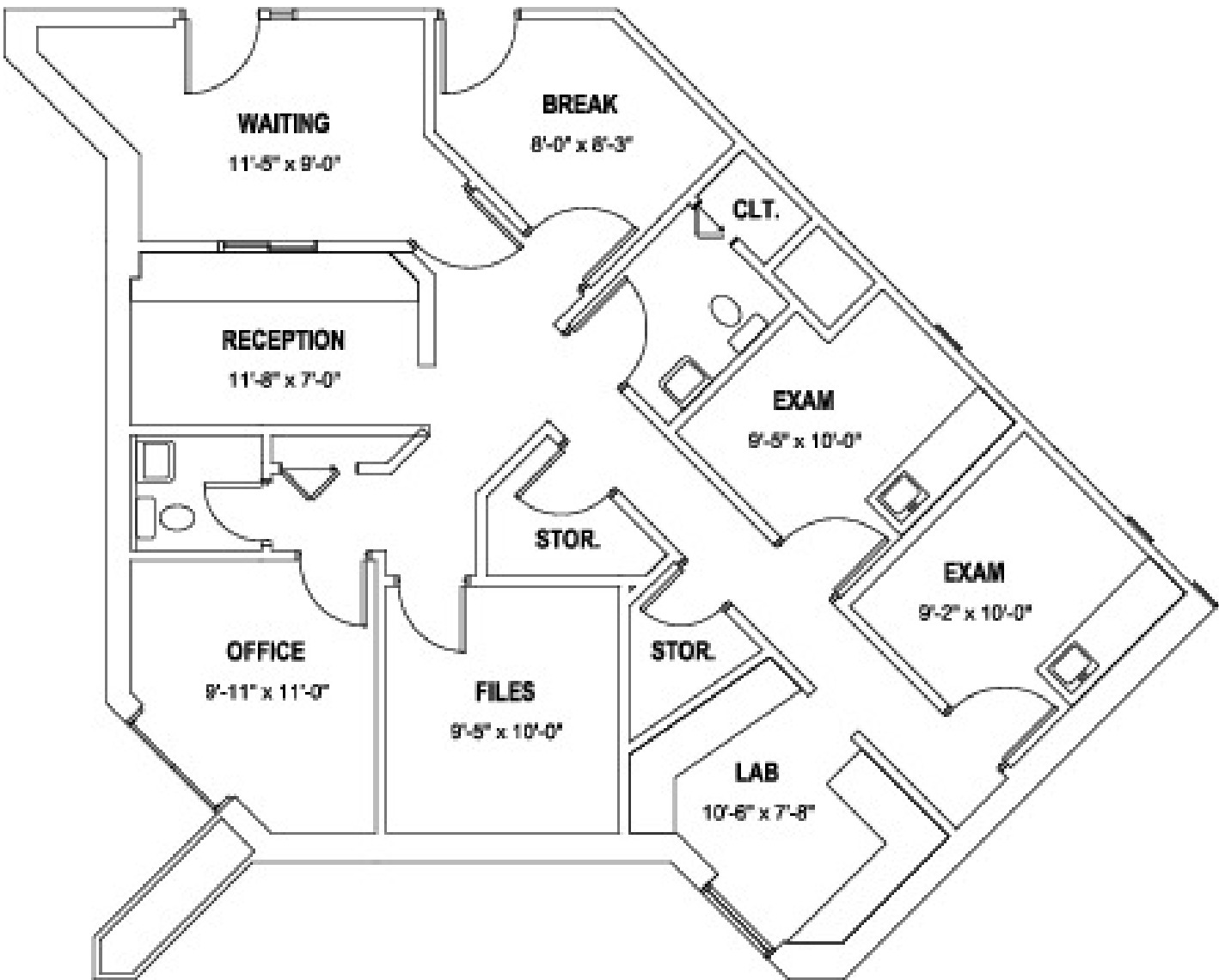


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SUITE 100 - 1,335 RSF

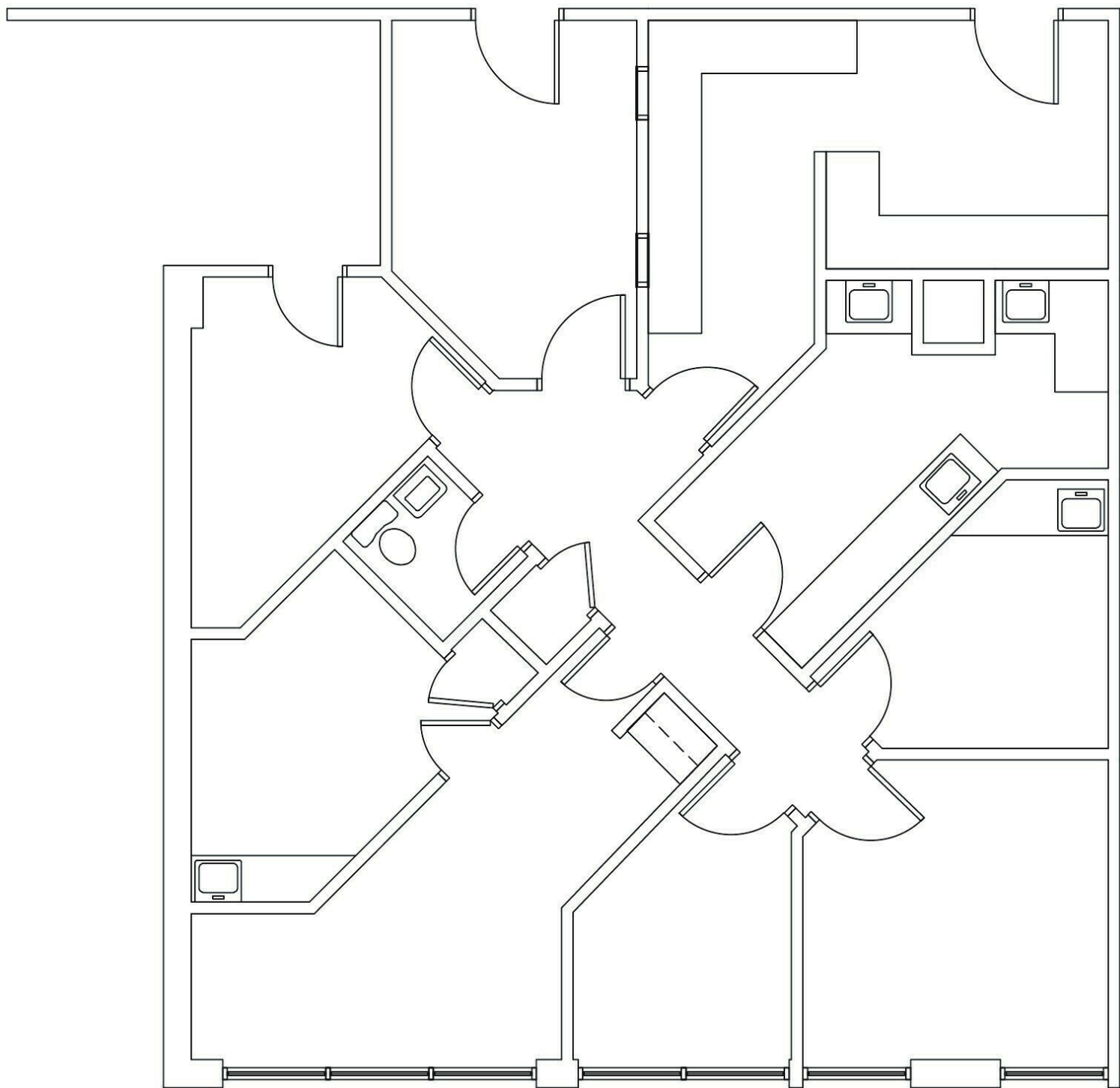


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SUITE 200 - 1,565 RSF (AVAILABLE FOR CUSTOM BUILD-OUT)

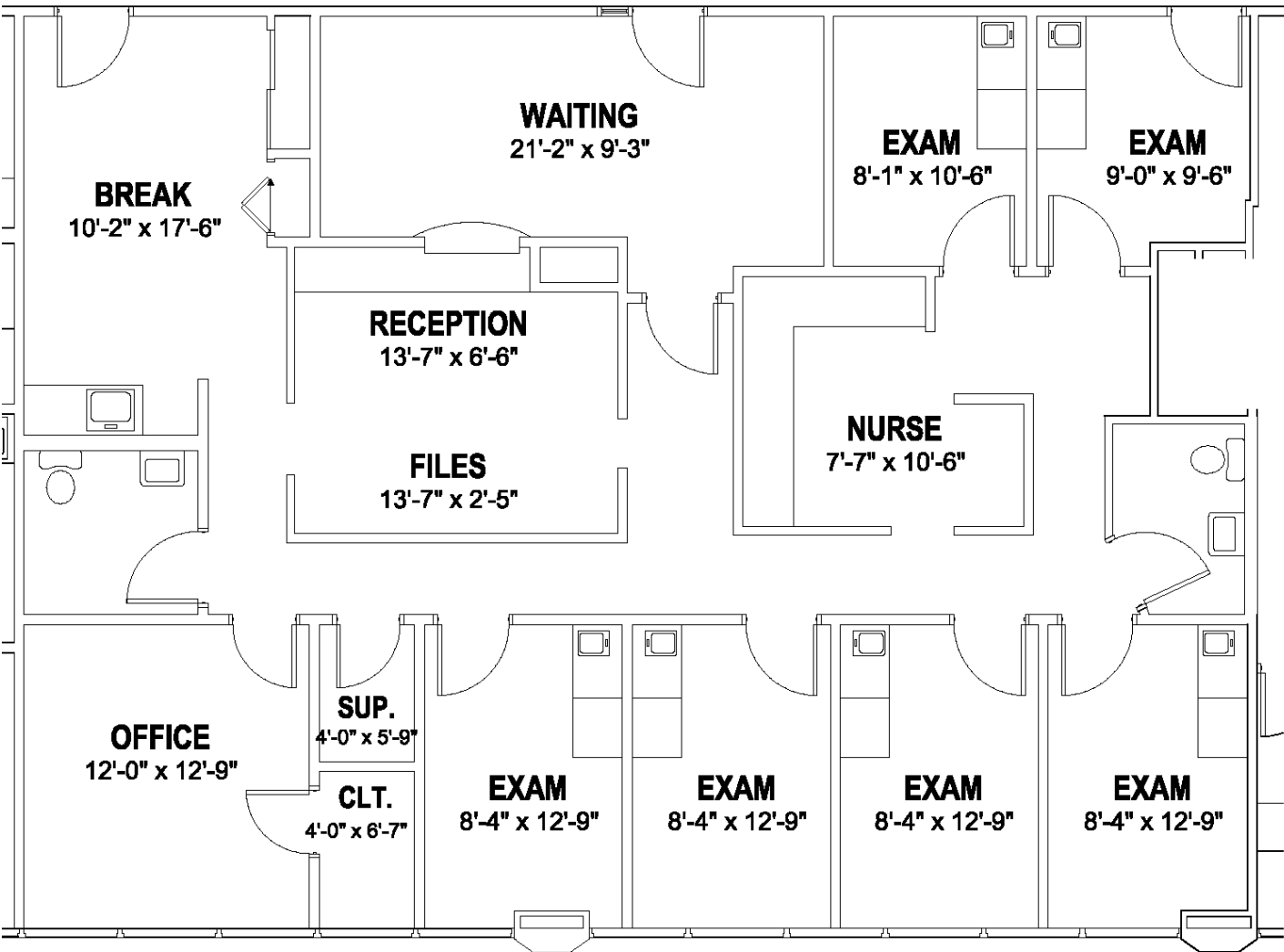


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SUITE 210 - 2,376 RSF (FORMER PEDIATRIC SUITE)

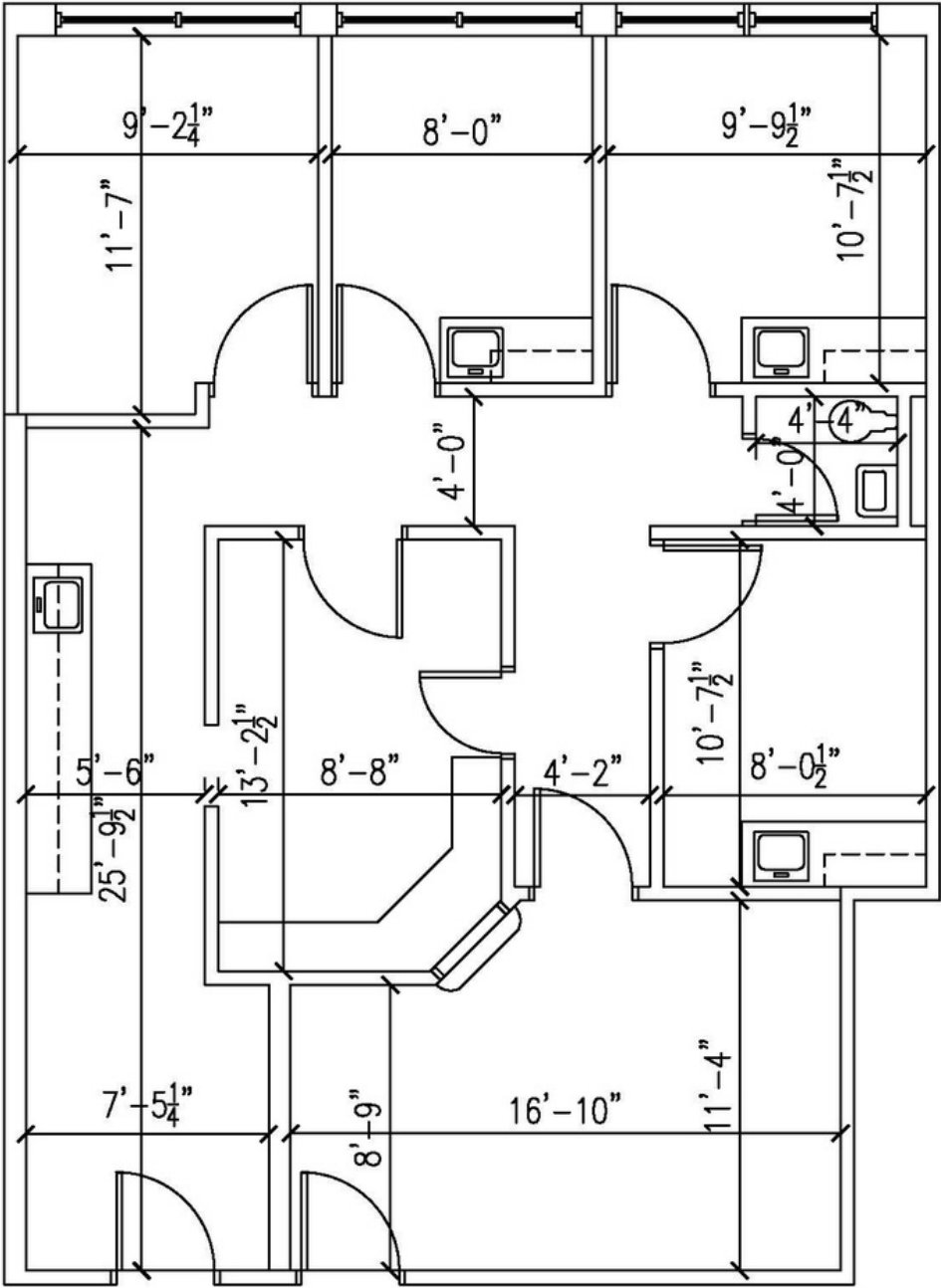


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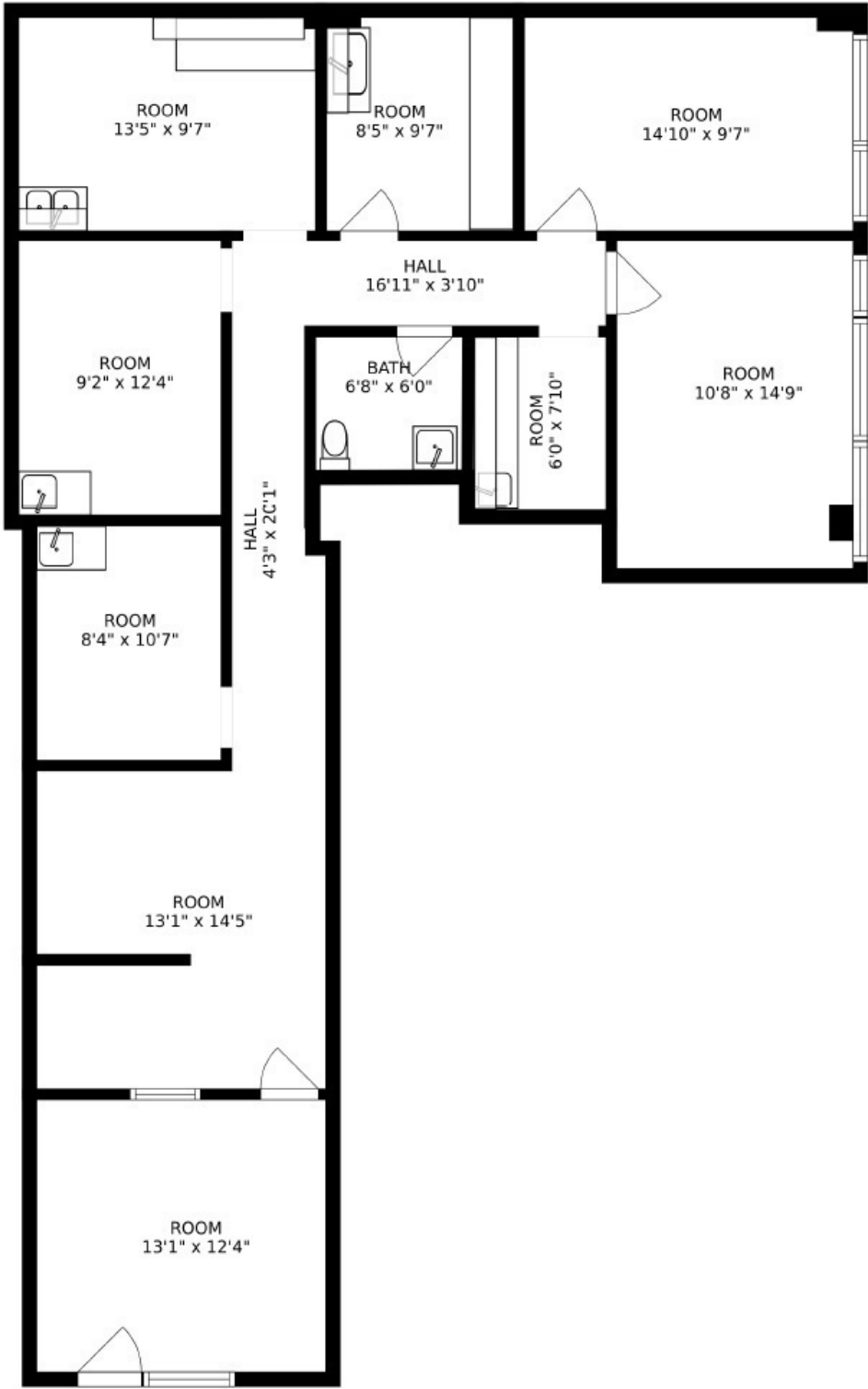
CAITLIN CRAWFORD
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SUITE 219 - 1,235 RSF



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SUITE 235 - 1,742 RSF



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AERIAL MAPS

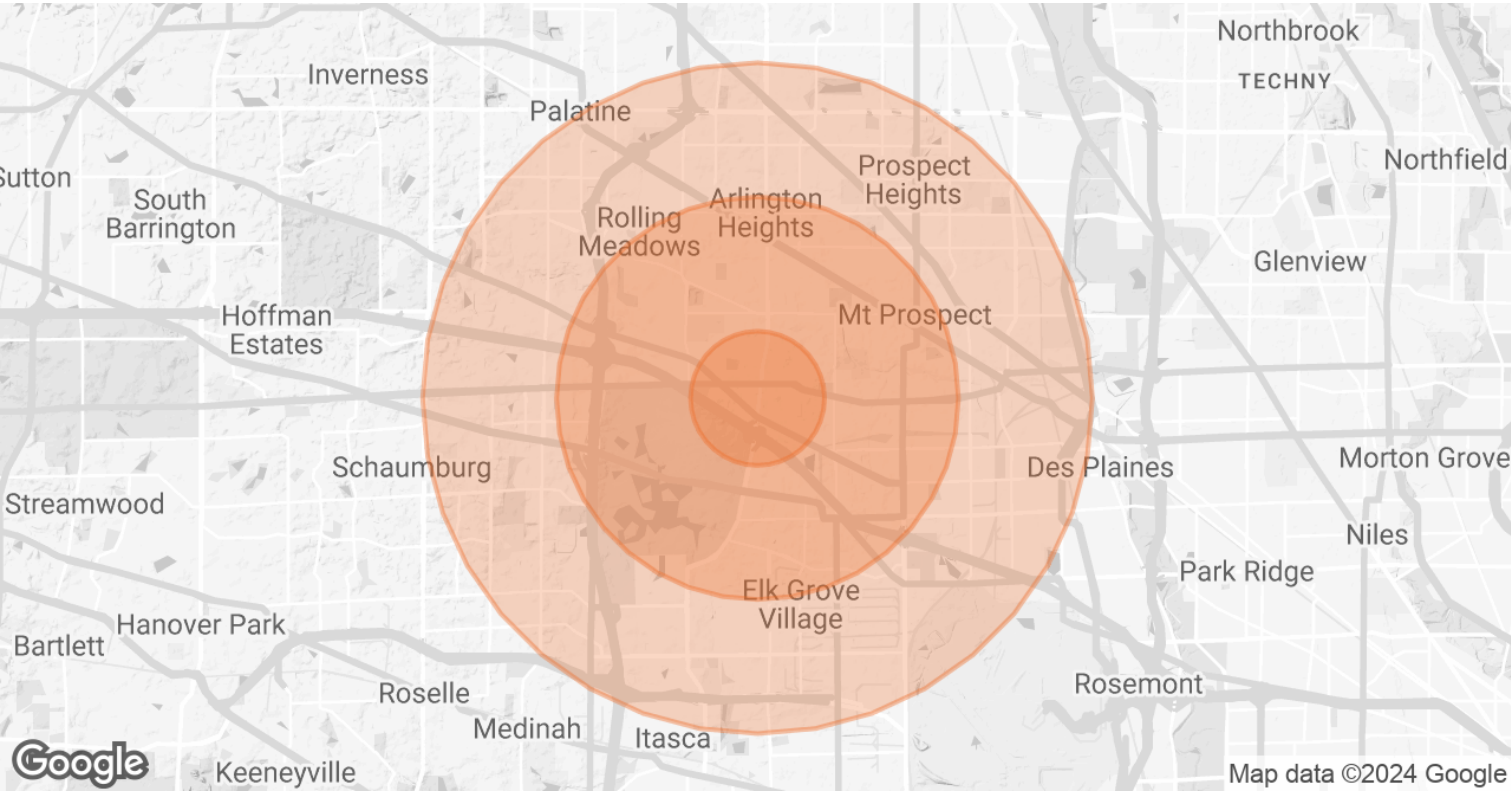


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,775	113,780	265,779
AVERAGE AGE	37.9	39.0	40.2
AVERAGE AGE (MALE)	37.1	37.6	39.0
AVERAGE AGE (FEMALE)	38.3	40.2	41.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,899	45,208	105,006
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$70,050	\$80,492	\$84,517
AVERAGE HOUSE VALUE	\$375,902	\$322,864	\$337,405

* Demographic data derived from 2020 ACS - US Census

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